

Dorchester Town Council
Minutes of the Planning and Environment Committee
5 August 2024

Present: Councillors R. Potter (the Mayor ex-officio & Vice Chairman), S. Biles, A. Canning, P. Farmer, F. Hogwood, S. Jones, F. Kent-Ledger, D. Leaper, V. Lloyd-Jones, R. Major, M. Rennie, R. Ricardo (Chairman) and D. Taylor

Apologies: Cllrs R. Biggs, L. Fry, J. Germodo, J. Hewitt and K. Reid

Also in attendance: Cllr William Gibbons

8. Declarations of Interest

Councillor D. Taylor stated that as a member of Dorset Council's Northern Area Planning Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate but not vote on planning applications at this meeting.

Councillor S. Jones, as Chairman of Dorset Council declared a non-pecuniary interest in applications P/ADV/2024/03617 & P/FUL/2024/03916 and Councillor S. Biles declared a non-pecuniary interest in applications P/LBC/2024/03932 & P/LBC/2024/03934 as a tenant of the applicant.

9. Minutes

The minutes of the meeting of the Committee held on 1 July 2024 and ratified by Council on 29 July 2024 were noted and signed by the chairman.

10. Request for Parking Restrictions – Maen Gardens

The Committee considered a request for additional double yellow lines in Maen Gardens and supported the request for referral to Dorset Council.

Resolved

- a) That Dorset Council be asked to action the request for additional double yellow lines in Maen Gardens.

11. Planning Applications for Comment

The Committee considered the planning applications referred by Dorset Council to the Council for comment.

12. Minute Update Report

- i) **Minute 8 of the Planning and Environment Committee meeting held on 1 July 2024 - Request for Parking Restrictions – Cromwell Road**

The Committee heard that the Service Manager for Parking Services

Economic Growth and Infrastructure had been contacted and invited to the September meeting of the Planning and Environment Committee who had then suggested that it may be too early for them to give a clear picture and requested that they be invited to attend a meeting later in the year. The Committee requested that the Service Manager for Parking Services Economic Growth and Infrastructure be invited to attend the November Planning and Environment Committee meeting.

Resolved

That the Clerk to the Committee invite the Dorset Council Service Manager for Parking Services Economic Growth and Infrastructure to attend the November Planning and Environment Committee meeting.

ii) Minute 9 of the Planning and Environment Committee meeting held on 1 July 2024 - Proposed Traffic Regulation Orders at Barnes Way (Prohibition of Motor Vehicles) and Mellstock Avenue and Rothesay Road (No Waiting), Dorchester

The Committee heard that the proposed traffic restrictions in Rothesay Road and Mellstock Avenue would not be implemented as many of the local residents opposed the restrictions.

13. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 5 August 2024
Planning Applications for Comment

East Ward (Councillors P. Farmer, S. Jones, F. Kent-Ledger, R. Major and K. Reid)

- E1. P/LBC/2024/03447 2 Salisbury Villas Salisbury Street Dorchester DT1 1JY**
Internal alterations to replace existing fireplace, insert & hearth.

No objection.
- E2. P/LBC/2024/03354 Max Gate Alington Avenue Dorchester DT1 2AB**
Dismantle 11m section of unstable boundary wall and re-build like for like, using existing bricks.

No objection.
The committee welcomed the sympathetic restoration.
- E3. P/LBC/2024/03307 Max Gate Alington Avenue Dorchester DT1 2AB**
Remove existing tarmac driveway surface and lay new self-binding gravel surface to driveway.

No objection.
The committee welcomed the sympathetic restoration.
- E4. P/LBC/2024/03041 2 Icen Way Dorchester DT1 1EW**
Replacement of two existing casement windows.

No objection.
- E5. P/HOU/2024/03587 9 Balmoral Crescent Dorchester DT1 2BN**
Erect rear extension and adjust side boundary wall.

No objection.

North Ward (Councillors s. Biles, A. Canning, V. Lloyd-Jones & D. Taylor)

- N1. P/ADV/2024/03617 County Hall Colliton Park Dorchester DT1 1XJ**
Flying flags to promote various Awareness Days.

No objection.
- N2. P/FUL/2024/03854 8 Princes Street Dorchester DT1 1TW**
Modify existing vehicular access to widen & improve visibility.

No objection.
- N3. P/FUL/2024/03916 County Hall Colliton Park Dorchester DT1 1XJ**
Demolish and rebuild sections of the boundary walls.

No objection.

N4. P/LBC/2024/03932 52 High West Street Dorchester DT1 1UT

External and internal alterations to facilitate conversion of building to 6 no. apartments.

No objection.

N5. P/LBC/2024/03934 53 High West Street Dorchester DT1 1UX

External and internal alterations to facilitate conversion of building to 6 no. apartments.

No objection.

N6. P/FUL/2024/03062 51A Icen Way Dorchester DT1 1EW

Change of use from commercial to a self-contained dwelling.

No objection.

N7. P/RES/2024/03695 Dorset County Hospital Williams Avenue Dorchester DT1 2JY

Partial demolition of onsite buildings and structures and the consolidation and expansion of healthcare facilities including up to 10,920 sq.m of net additional floorspace (including an extension to the emergency department and intensive care unit, expansion of medical and health services including a primary care health hub and a new hospital support centre) green infrastructure and other ancillary works including changes to site access arrangements *(application for outline planning permission with all matters reserved except vehicular access onto Damers Road) (reserved matters application to determine appearance, landscaping, layout and scale following grant of outline planning permission number P/OUT/2022/02976 - in relation to HV switch/meter room location)*

No objection.

N8. P/FUL/2024/04049 Dorset County Hospital Williams Avenue Dorchester DT1 2JY

Installation of 1no. air handling unit including attached service corridor, 4no. condensor units on raised support system, fencing, maintenance access & ductwork to Level 2 Terrace adjoining Ridgeway Ward

No objection.

West Ward (Councillors L. Fry, J. Germodo, J. Hewitt and R. Ricardo)

W1. P/HOU/2024/03425 4 Queens Avenue Dorchester DT1 2EW

Erect single storey rear extension with roof lantern.

No objection.

W2. P/HOU/2024/03508 6 Romulus Close Dorchester DT1 2TH

Erect two storey rear extension & replace windows throughout. Replace existing render with cladding.

No objection.

South Ward (Councillors R. Potter and M. Rennie)

No applications received to date.

Poundbury Ward (Councillors R. Biggs, F. Hogwood and D. Leaper)

P1. P/FUL/2024/03231 The Engine Room Restaurant Poundbury Gardens Peverell Avenue East Poundbury DT1 3RT

Erect extension to provide W.C facilities.

No objection.

P2. Anaerobic Digester Plant Rainbarrow Farm Monkey Jump Roundabout To Junction Below Alington Place Martinstown DT2 9JF

The construction and operation of an Anaerobic Digestion and Combined Heat and Power Plant and associated infrastructure including a new site access road at Rainbarrow Farm (Site 1) and underground service corridor linking to a new Combined Heat and Power engine in existing Engine House (Site 2) at Poundbury to supply Poundbury with renewable heat and power (Revised proposal) (Changes to proposed plant, infrastructure and land profiling at Rainbarrow Farm (Site 1)) and as varied by 1/D/2011/2113 to include repositioning of flare and CHP container, and additional equipment to include standby generator, switch gear, back up boiler, DMT Membrane Plant, transformer, 3 tank propane store and new gas pipeline to site boundary, to enable the majority of the gas produced by the anaerobic digester plant to be fed directly into the public gas supply network at the pressure regulating station adjacent Monkey Jump Roundabout (with variation of conditions 27 and 28 of planning permission 1/D/2011/2113 to regularise the existing development by increasing traffic levels, annual feedstock throughput and feedstocks).

Objection.

The Committee shared the concerns of both Stinsford Parish Council and Winterborne St Martin Parish Council.

The Committee object to the additional generated traffic which equates to almost 50% as stated in the transport statement. The Committee noted paragraph 1.32 of Condition 27: Traffic Levels of the applicable planning conditions relating to the transportation and feedstock throughput and queried if the 'majority of the feedstock *was still* generated within 10 miles of Rainbarrow Farm'? The committee requested that due to the increase in observed vehicle movements and to enable thorough consideration / assessment of their impact that there should be full transparency of where the journeys are generated from.

For Information

FI1. P/PALH/2024/03426 7 Syward Road Dorchester DT1 2AJ

Erection of flat roof rear extension: To extend 4 metres beyond the rear wall of the original dwellinghouse: maximum height 2.80 metres: height to eaves 2.80 metres.

(You are being notified for information purposes only. Previously circulated to all councillors 08/07/2024 - This application is not a planning application but a request for the Dorset Council to determine whether or not Prior Approval is required for the proposal.)

FI2. P/NMA/2024/03484 The Forum Centre Trinity Street Dorchester DT1 1TT

Non material amendment - to increase the size of proposed Disabled WC's and where there is an existing WC provision to retain within the proposed retail unit. The first floor over the proposed retail units 6a and 6b will be retained for sole use by 6b to Planning Permission P/FUL/2024/00600.

(You are being notified for information purposes only. Previously circulated to all councillors 08/07/2024)

FI3. P/PALH/2024/03578 35 Kingsbere Crescent Dorchester DT1 2DY

Erect rear extension: To extend 4 meters beyond the rear wall of the original dwellinghouse: maximum height 2.85 metres: height to eaves 2.24 metres.

(You are being notified for information purposes only. Previously circulated to all councillors 11/07/2024 - This application is not a planning application but a request for the Dorset Council to determine whether or not Prior Approval is required for the proposal.)

FI4. P/NMA/2024/04130 6 Celtic Crescent Dorchester DT1 2QH

Non-martial amendment - Change gable end of extension to pitched roof; Change carport roof supports from masonry to timber; Use fair-face block for lower section of extension's south elevation; and change patent glazing to 3no roof windows on west elevation; to planning permission no: P/HOU/2024/01480 (Demolish existing porch, garage and extension to dwelling. Erect a single storey extension, solar panels, rooflights, garage/store and carport).

(You are being notified for information purposes only. Previously circulated to all councillors 31/07/2024)